

ADMINISTRATIVE PERMIT REVIEW
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An Administrative Permit Review hearing was scheduled for 2:00 p.m. on Thursday, December 16, 2004 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
John Uhart, Applicant
Kathe Green, Assistant Planner
Tom Grundy, Assistant Engineer
Katherine Streeter, Senior Engineering Technician
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office, and is available for review during regular business hours.

- A. CALL TO ORDER (1-001)** - Ms. Pruitt called the hearing to order at 2:00 p.m.
- B. MODIFICATION TO THE AGENDA (1-003)** - None.
- C. PUBLIC COMMENT (1-006)** - Ms. Pruitt noted, for the record, the presence of the applicant and City staff, and that there were no other citizens present.
- D. PUBLIC HEARING ACTION ITEMS:**

ADM-04-214 ACTION TO APPROVE A REQUEST FROM JOHN UHART (PROPERTY OWNER: JOSE M. GARAICOECHEA) TO ALLOW CONSTRUCTION OF A 30 FOOT BY 40 FOOT ACCESSORY STRUCTURE TO BE USED AS A SHOP AND GARAGE, THAT EXCEEDS 50% OF THE PRIMARY STRUCTURE OF 2027 SQUARE FEET, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT 4140 EMERSON DRIVE, APN 008-112-09
(1-014) - Ms. Pruitt noted that Ms. Green had prepared the staff report included in the agenda materials, and reviewed details of the request. Ms. Green acknowledged that the structure will not have any water or sewer facilities, nor is exterior lighting proposed for the structure. The structure is not proposed to be insulated, no heating is planned for the structure, and the structure will be used only for storage of the property owner's belongings.

Ms. Pruitt advised that notices were sent to 30 adjacent property owners pursuant to the provisions of the Carson City Municipal Code. At the writing of the staff report, no opposition to the proposed structure was received. In response to a question, Ms. Green advised of having received one telephone call from an adjacent property owner indicating no objections to the structure. Ms. Pruitt entertained staff comments.

Mr. Grundy reviewed comments from the Engineering Department, as follows: that the structure cannot be placed within any utility or access easements; that the structure cannot impede on- or off-site drainage; and that, pursuant to a clarification offered by Mr. Uhart with regard to the application, there will be no water or sewer facilities associated with the structure.

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Mr. Uhart acknowledged having received and reviewed the staff report, and his agreement with the conditions of approval and the stipulations placed on the record by Mr. Grundy. He advised of having reviewed the same with Mr. Garaicoechea, and of his agreement as well.

Ms. Pruitt approved ADM-04-214, an Administrative Permit application, from Jose M. Garaicoechea, to allow a detached garage structure of 1200 square feet which exceeds 50% of the primary structure on property zoned single family one acre, located at 4140 Emerson Drive, APN 008-112-09, based on seven findings, subject to eleven conditions of approval and the stipulations placed on the record by Mr. Grundy, with the understanding that any acknowledgments to the Hearing Examiner by the applicant may be considered for future stipulations or conditions of approval on this application.

E. ADJOURNMENT (1-059) - Ms. Pruitt adjourned the hearing at 2:10 p.m.

The Minutes of the December 16, 2004 Administrative Permit Review hearing are so approved this 22nd day of December, 2004.

JENNIFER PRUITT, Hearing Examiner